

# LICENSED RESIDENTIAL APPRAISER CLASSIFICATION

The licensed residential appraiser classification applies to the appraisal or appraisal review of noncomplex one to four residential units having a value of less than one million dollars and complex one to four residential units having a value of less than two hundred fifty thousand dollars. "Complex one to four residential units" means property that is atypical for the marketplace. Atypical factors may include architectural style, age of improvements, size of improvements, size of lot, neighborhood land use, potential environmental hazard liability, leasehold interests, limited readily available comparable sales data or other unusual factors.

Applicants must meet the following education, experience and examination requirements:

## **Education:**

150 qualifying course hours as specified by Appraisers Qualification Board 2008 Core Curriculum. Qualifying education courses taken through distance education may not exceed 75% of the required 150 hours. The 15-hour qualifying USPAP course taken through distance education or taken more than two years preceding the date of the application is not accepted.

## **Experience:**

2000 hours in not less than 18 months. Experience must have been acquired within ten years immediately preceding the filing of the application for licensure. 75% of experience must include work product where the subject property was inspected.

## **Examination:**

National Uniform Real Property Appraiser Examination for Licensed Residential Appraisers approved by the Appraiser Qualifications Board. The education and experience must be completed and the application must be approved by the Board before the examination may be taken.

## **The Appraisal Foundation:**

For additional information concerning *The Real Property Appraiser Qualification Criteria* and the National Uniform Real Property Examination, please visit The Appraisal Foundation's website at [www.appraisalfoundation.org](http://www.appraisalfoundation.org).

## **Requirements and Application:**

To view **all** requirements to become an Arizona Licensed Residential Appraiser, please go to **Licensing** on the Website.